# 434 ENGLISH STREET, London East (East G)

Ontario, N5W3T5

## 349,000

For Sale / #X13801742




**Bedroom(s): 5**

**Bathroom(s): 1**

**Lot Dimensions: 35.5 x 132 FT**

## Description

First-time home buyer or investment potential! This classic Old East duplex has great curb appeal, featuring old brick architecture and a cute front patio peeking out from behind a sprawling front garden. Inside, the main floor foyer leads into a bright and inviting living room and kitchen. This space is flanked by three bedrooms, a 4PC bathroom, and an exit to the backyard. At the back of the house is a bonus storage room and access to the unfinished basement, which has been spray insulated and is spacious and tidy, allowing for even more storage. The backyard is private and quiet, with a cute lawn, shed, above-ground pool and surrounding patio. The potential lies in the upstairs unit -- which is in the middle of renovation. The roof of the house has been fully replaced in 2026, with new skylights. The property is a short walk from some of East London\'s most appealing amenities: Western Fair District, The Factory, BMO Centre, and more. Book your showing today! (id:6772)

## Features

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|---|---|---|---|
| **Area** | London East (East G) | **Water** | Municipal water |
| **Province** | Ontario | **Sewer** | Sanitary sewer |
| **Country** | Canada | **Stories** | 1.5 |
| **Property Type** | Multi-family | **Acreage** | false |
| **Building Type** | Duplex | **Pool** | Above ground pool |
| **Age** | 100+ years | **A/C** | Central air conditioning |
| **Lot Dimensions** | 35.5 x 132 FT | **Total Parking** | 2 |
| **Heating** | Electric, Natural gas | **Parking** | No Garage |

## Room Details

| | | |
|---|---|---|
| **Main level** | Foyer | 3.5 m x 1.8 m |
| **Main level** | Primary Bedroom | 3.97 m x 3.49 m |
| **Main level** | Bedroom 2 | 3.13 m x 1.7 m |
| **Main level** | Bedroom 3 | 3.45 m x 3.2 m |
| **Main level** | Living room | 5 m x 4.3 m |
| **Main level** | Kitchen | 3.2 m x 4.66 m |
| **Main level** | Bathroom | 2.48 m x 2.71 m |

| | | |
|---|---|---|
| **Main level** | Other | 4.25 m x 3.6 m |
| **Upper Level** | Bedroom 5 | 3.43 m x 3.67 m |
| **Upper Level** | Other | 3.66 m x 2.44 m |
| **Upper Level** | Bedroom 4 | 3.13 m x 2.62 m |